NEW CAR WASH FACILITY

NEW QUICK QUACK CAR WASH FACILITY
SIENNA RIDGE CENTER
BASS LAKE ROAD AND SIENNA RIDGE DRIVE
EL DORADO HILLS, CA 95762
APN: 123-570-01-100
PARCEL 9
QUICK QUACK SITE I.D. #6-126

CONTACT INFORMATION

APPLICANT: QUICK QUACK DEVELOPMENT II, LLC
ATTN: EFRAIN CORONA
1380 LEAD HILL BLVD #260
ROSEVILLE, CA. 95661
916.846.2100
EFRAING@CONTDRIVEDIRTY.COM

ARCHITECT: CRM ARCHITECTS
ATTN: BRUCE LAROSE
5800 STANFORD RANCH #120
ROCKLIN, CA. 95765
916.451.800
BLAROSE@CRMARCHITECTS.COM

DRAWING INDEX

NO.	DRAWING TITLE
A1.0	COVER SHEET/INDEX
1	ALTA SURVEY
2	ALTA SURVEY
UT1	UTILITY PLAN
GR1	GRADING PLAN
GR2	GRADING SECTIONS
A2.0	OVERALL SITE PLAN
A2.1	SITE PLAN
A2.2	LANDSCAPE PLAN
A2.3	PHOTOMETRIC PLAN
A3.0	FLOOR PLAN
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A4.0	CAR WASH EXTERIOR ELEVATIONS
A4.1	CAR WASH EXTERIOR ELEVATIONS
A4.2	COLOR ELEVATIONS
A4.3	COLOR ELEVATIONS
A5.0	PAY CANOPY ELEVATIONS
A5.1	VACUUM CANOPIES
A6.0	SITE ELEMENTS

PROJECT SUMMARY

THE PROJECT CONSISTS OF BUT IS NOT LIMITED TO:

CONSTRUCTION OF:

NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING, VACUUM STATIONS, UTILITIES, AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT.

PROJECT INFORMATION

EXISTING ZONING:	CC-PD
PROPOSED ZONING:	CC-PD
APN:	123-570-016
SITE AREA	69,216 +/- S.F.
SITE ACRE	1.589 +/- ACRE
NEW LANDSCAPE AREA:	8,678 S.F.
EXISTING LANDSCAPE AREA:	17,746 S.F.
TOTAL LANDSCAPE %:	38%
QUICK QUACK PARKING	
VACUUM STALL PARKING:	15 STALLS
PARKING STALLS:	15 STALLS
ADA PARKING:	1 STALL
TOTAL BUILDING AREA:	3,546 S.F.
TOTAL PROPOSED CANOPY AREA:	2,547 S.F.
TOTAL PROPOSED ENCLOSURE AREA:	420 S.F.
TOTAL COMBINED AREA:	9,563 S.F.
FAR OF AREA OF WORK:	.138 FAR
PROPOSED CARWASH AREA:	3,546 S.F.
STORIES:	1 STORY
HEIGHT:	24'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED PAY STATION CANOPY AREA:	440 S.F.
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED NORTH VACUUM CANOPY AREA:	958 S.F.
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED SOUTH VACUUM CANOPY AREA:	1,146 S.F.
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED TRASH ENCLOSURE AREA:	178 S.F.
STORIES:	1 STORY
HEIGHT:	11'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	N/A
SPRINKLERS	NO
PROPOSED VACUUM ENCLOSURE AREA EACH:	121 S.F.
STORIES:	1 STORY
HEIGHT:	11'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	N/A
SPRINKLERS	NO

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CRM Architects & Planners, Inc.
California Orthos McMallen Architects and Planners, Inc.
5800 Stanford Ranch Road, Suite 120, Rocklin, CA 95765
phone: (916) 451-800

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #6-126
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

COVER SHEET
INDEX

DATE: DECEMBER 2021
CRM PROJECT #: 2127

LICENSED ARCHITECT
BRUCE MICHAEL LAROSE
NO. C-29480
REN. 11/30/23
STATE OF CALIFORNIA

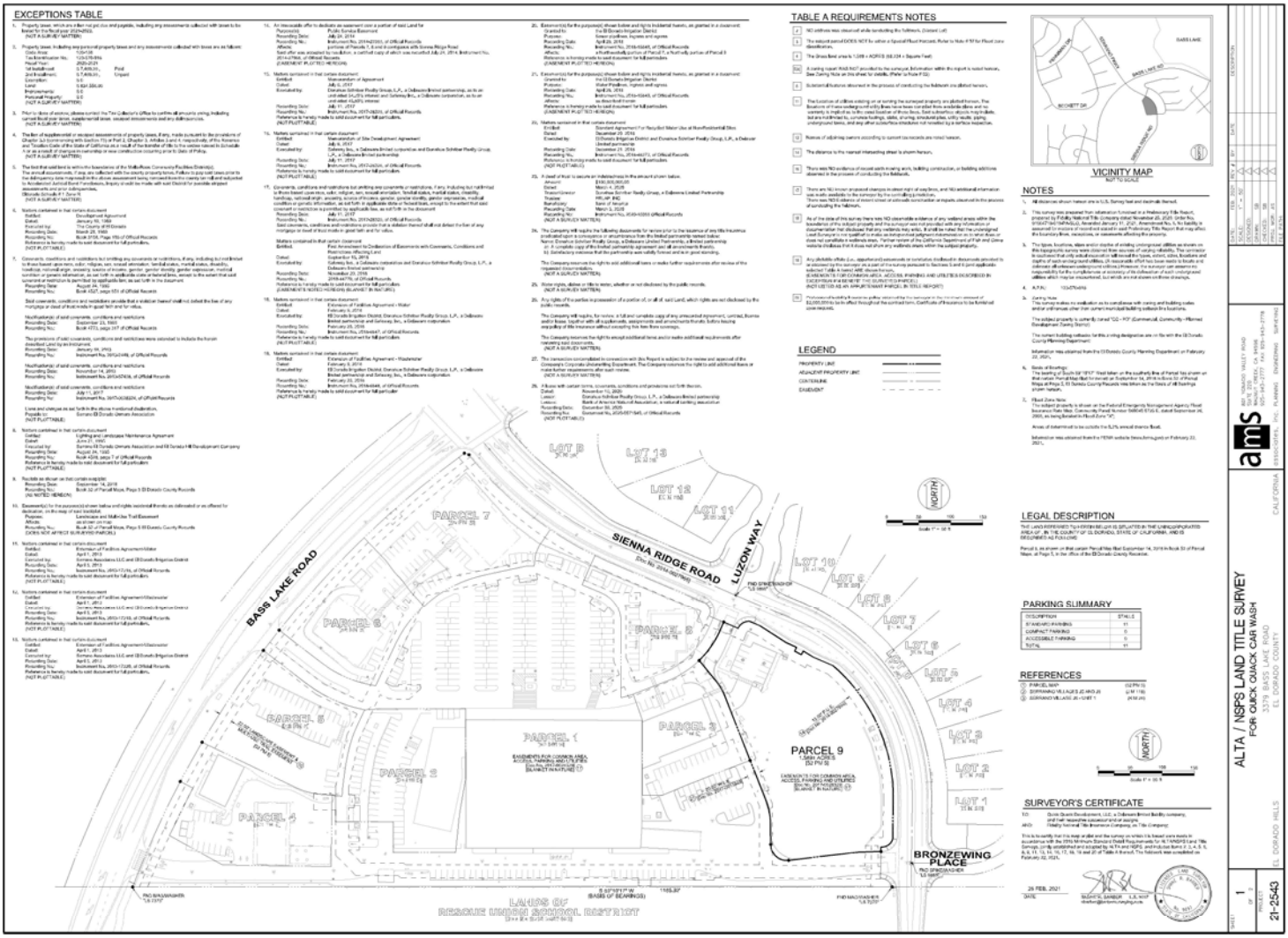
PLANNING DOCUMENTS

A1.0

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



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DATE: November 9, 2023
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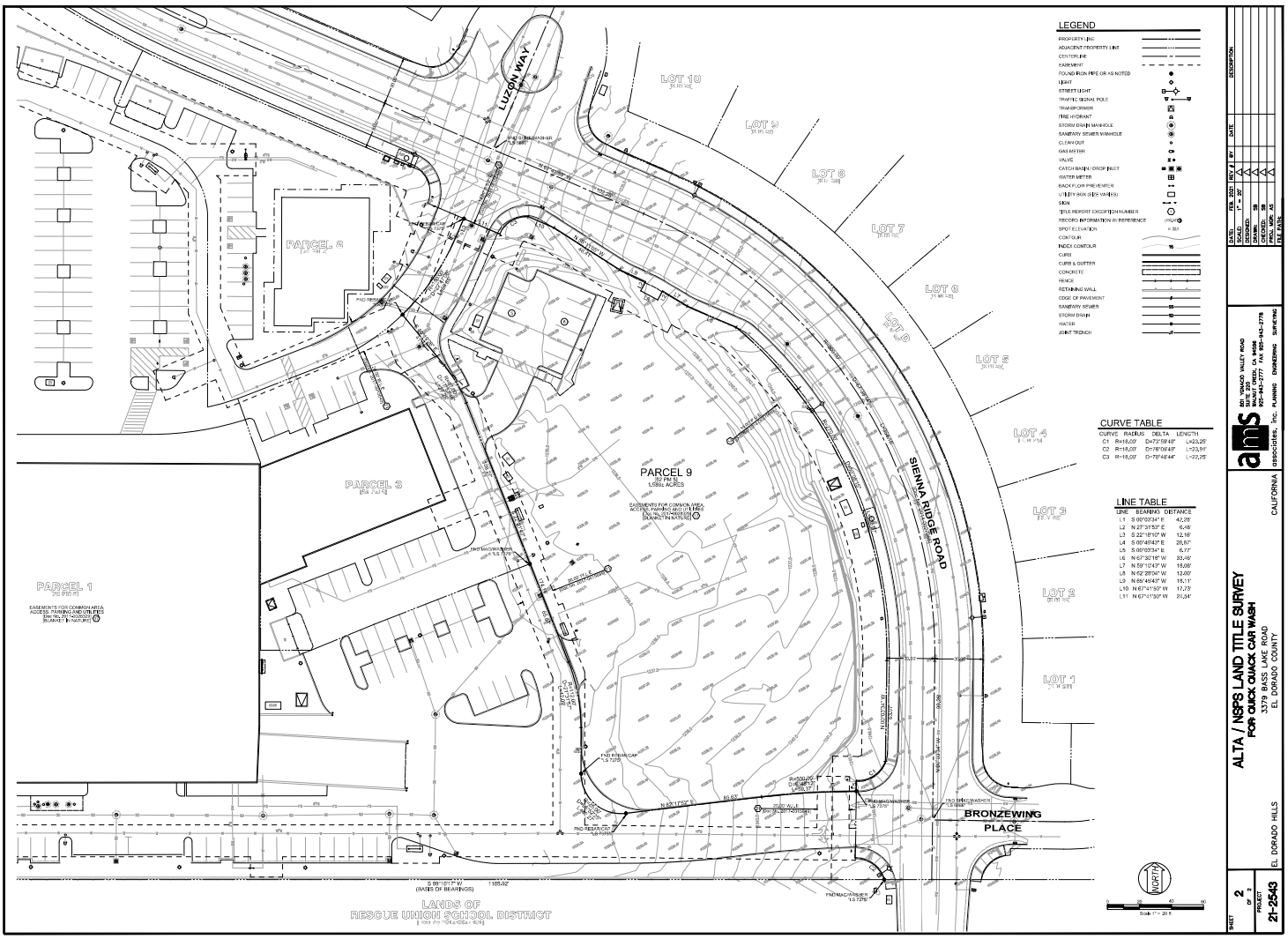

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DATE: November 9, 2023
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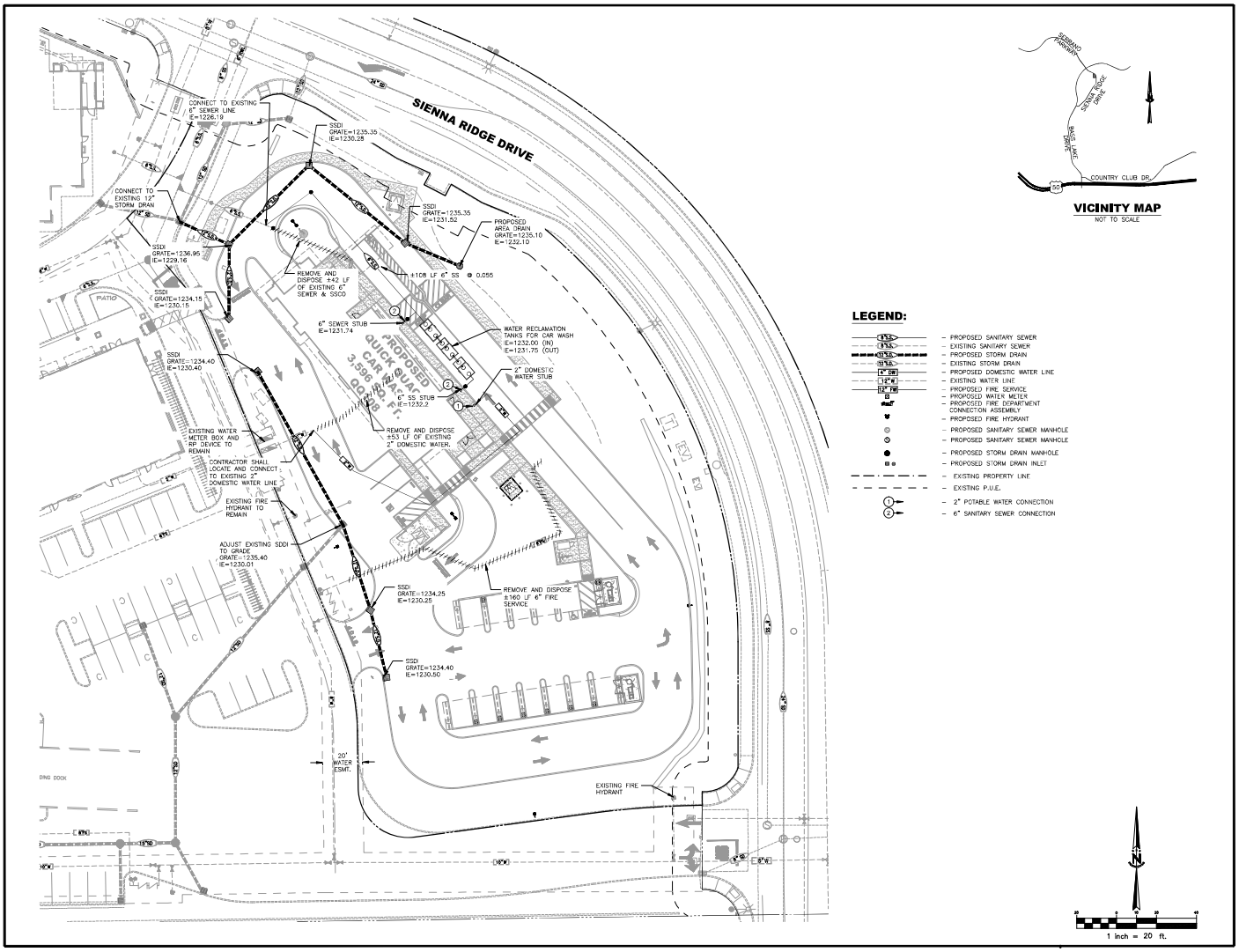

VICINITY MAP
NOT TO SCALE

RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.786.2084 Fax: 916.786.4408

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #0-126
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

PRELIMINARY
UTILITY PLAN

DATE: MAY 4, 2022
CRM PROJECT #: 2067

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ELECTRICAL PROFESSIONAL ENGINEER
MARK E. TAMBORINI
No.68382
Exp. 12, 2022
ELECTRICAL
STATE OF CALIFORNIA

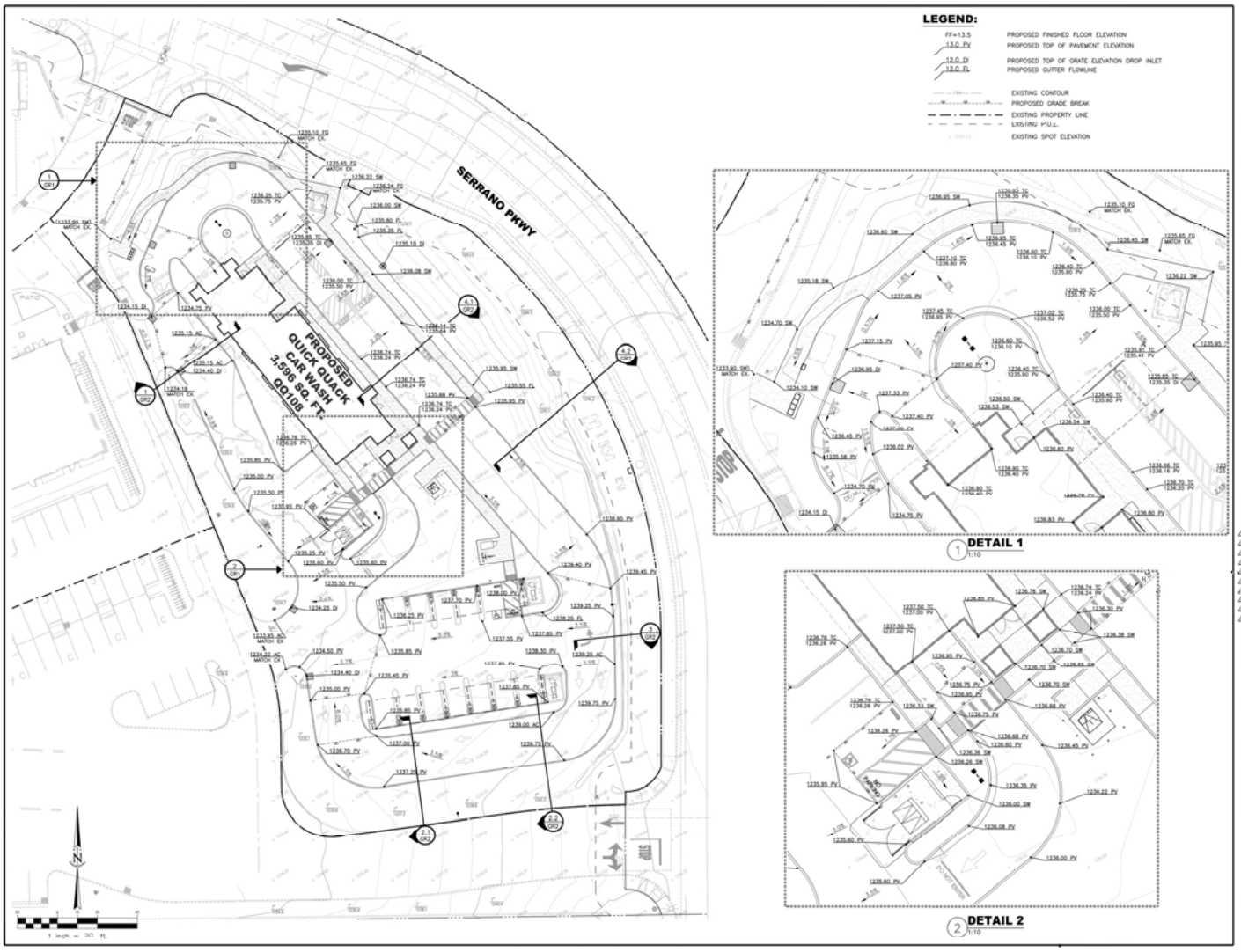
PLANNING DOCUMENTS

UT1

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

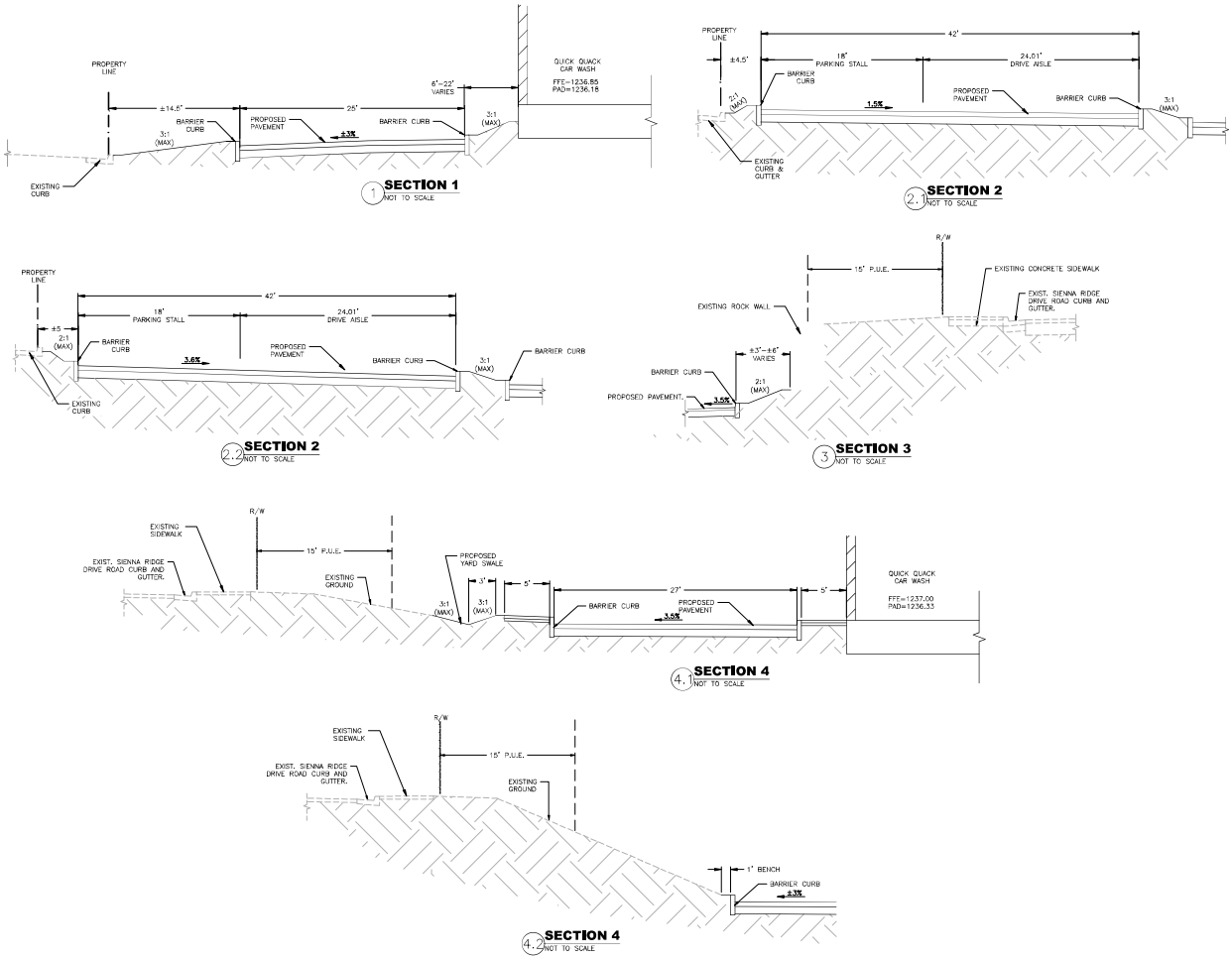
EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit B Site Plan Sheet Set

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph:916.786.2884 Fax:916.786.4408

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #0-126
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

PRELIMINARY
GRADING SECTIONS

DATE: MAY 4, 2022
CRM PROJECT #: 2067

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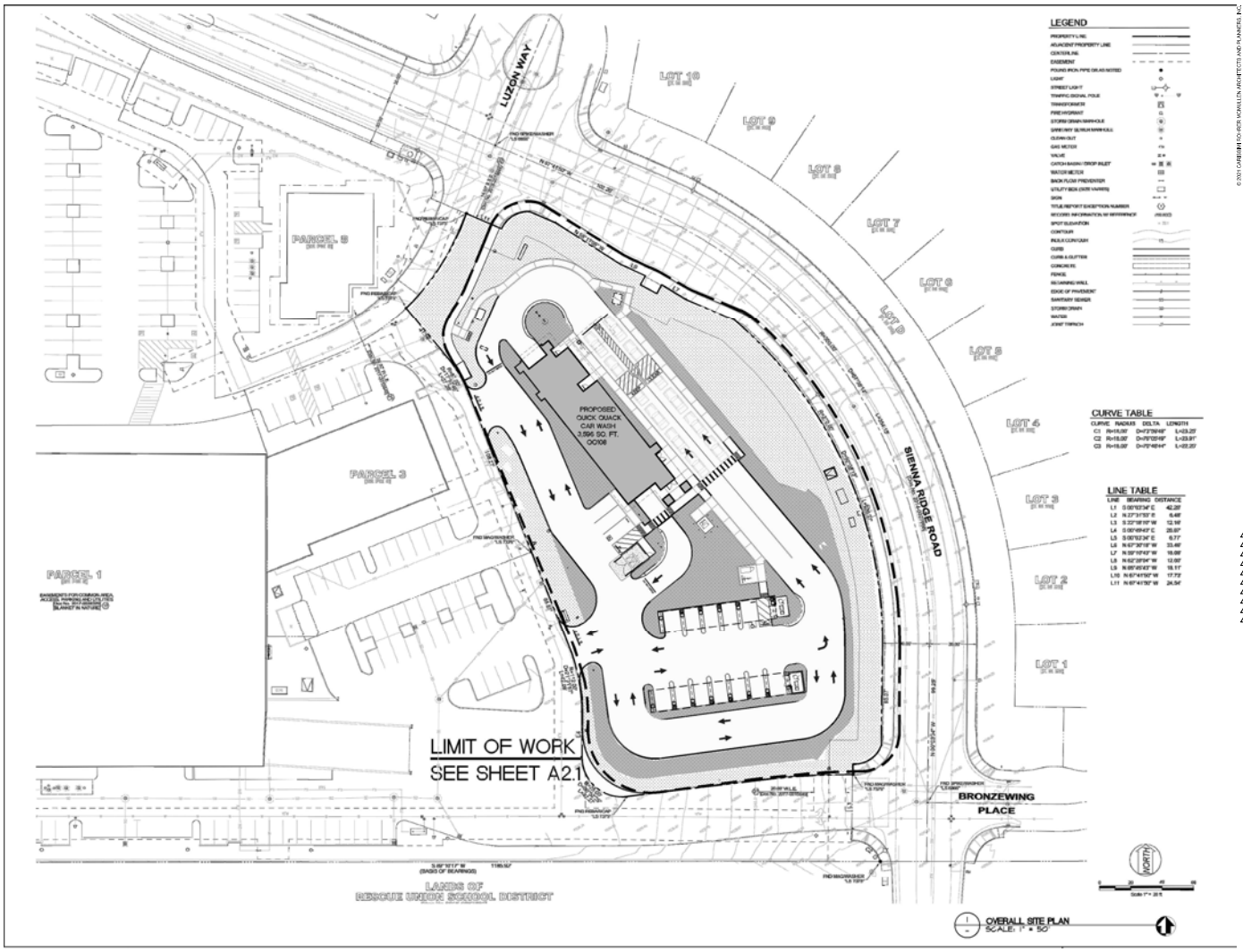
REGISTERED PROFESSIONAL ENGINEER
MARK E. VANDERVOORT
No.68382
Exp. 31, 2022
CIVIL
STATE OF CALIFORNIA

PLANNING DOCUMENTS

GR2

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit Plan Sheet Set

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



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Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #6-128
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

OVERALL
SITE PLAN

DATE DECEMBER 2022
CRM PROJECT # 2037

LICENSED ARCHITECT
RICK MICHAEL LARSEN
NO. C-29480
REN. 11/30/23
STATE OF CALIFORNIA

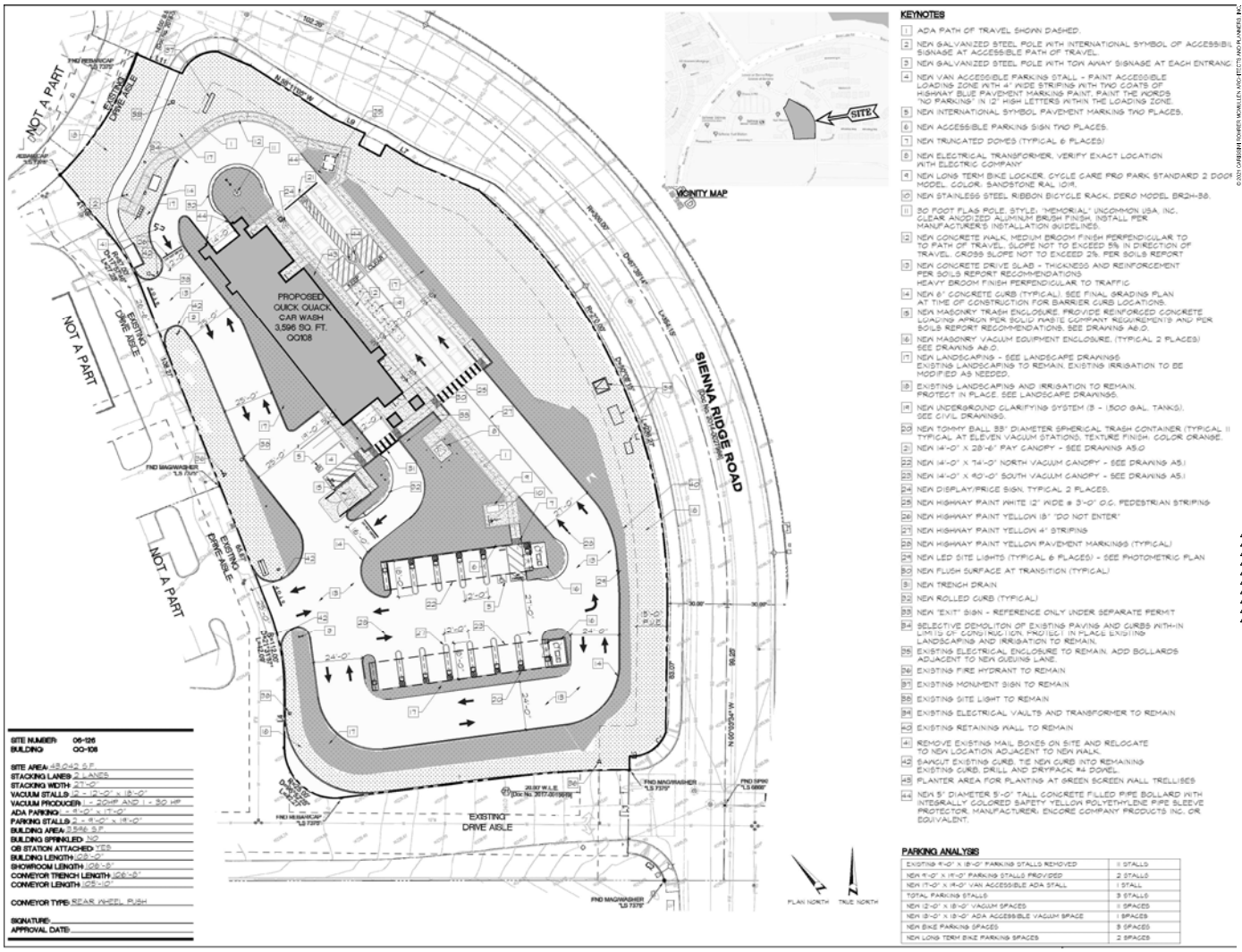
PLANNING DOCUMENTS

A2.0

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibi an Sheet Set

EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



KEYNOTES

1. ADA PATH OF TRAVEL SHOWN DASHED.
2. NEW GALVANIZED STEEL POLE WITH INTERNATIONAL SYMBOL OF ACCESSIBIL SIGNAGE AT ACCESSIBLE PATH OF TRAVEL.
3. NEW GALVANIZED STEEL POLE WITH TOW AWAY SIGNAGE AT EACH ENTRANC
4. NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
5. NEW INTERNATIONAL SYMBOL PAVEMENT MARKING TWO PLACES.
6. NEW ACCESSIBLE PARKING SIGN TWO PLACES.
7. NEW TRUNCATED DOMES (TYPICAL 6 PLACES)
8. NEW ELECTRICAL TRANSFORMER, VERIFY EXACT LOCATION WITH ELECTRIC COMPANY
9. NEW LONG TERM BIKE LOCKER, CYCLE CARE PRO PARK STANDARD 2 DOOR MODEL. COLOR: SANDSTONE RAL 1019.
10. NEW STAINLESS STEEL RIBBON BICYCLE RACK, DERO MODEL BR2H-36.
11. 30 FOOT FLAG POLE, STYLE: "MEMORIAL" UNCOMMON USA, INC. CLEAR ANODIZED ALUMINUM BRUSH FINISH. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES.
12. NEW CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2% PER SOILS REPORT
13. NEW CONCRETE DRIVE SLAB - THICKNESS AND REINFORCEMENT PER SOILS REPORT RECOMMENDATIONS HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC
14. NEW 6" CONCRETE CURB (TYPICAL). SEE FINAL GRADING PLAN AT TIME OF CONSTRUCTION FOR BARRIER CURB LOCATIONS.
15. NEW MASONRY TRASH ENCLOSURE. PROVIDE REINFORCED CONCRETE LOADING APRON PER SOLID WASTE COMPANY REQUIREMENTS AND PER SOILS REPORT RECOMMENDATIONS. SEE DRAWING A6.0.
16. NEW MASONRY VACUUM EQUIPMENT ENCLOSURE. (TYPICAL 2 PLACES) SEE DRAWING A6.0.
17. NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS EXISTING LANDSCAPING TO REMAIN. EXISTING IRRIGATION TO BE MODIFIED AS NEEDED.
18. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. PROTECT IN PLACE. SEE LANDSCAPE DRAWINGS.
19. NEW UNDERGROUND CLARIFYING SYSTEM (3 - 1500 GAL. TANKS). SEE CIVIL DRAWINGS.
20. NEW TOMMY BALL 38" DIAMETER SPHERICAL TRASH CONTAINER (TYPICAL 11 TYPICAL AT ELEVEN VACUUM STATIONS). TEXTURE FINISH. COLOR ORANGE.
21. NEW 14'-0" X 28'-6" PAY CANOPY - SEE DRAWING A5.0
22. NEW 14'-0" X 74'-0" NORTH VACUUM CANOPY - SEE DRAWING A5.1
23. NEW 14'-0" X 40'-0" SOUTH VACUUM CANOPY - SEE DRAWING A5.1
24. NEW DISPLAY/PRICE SIGN, TYPICAL 2 PLACES.
25. NEW HIGHWAY PAINT WHITE 12" WIDE @ 3'-0" O.C. PEDESTRIAN STRIPING
26. NEW HIGHWAY PAINT YELLOW (8") "DO NOT ENTER"
27. NEW HIGHWAY PAINT YELLOW 4" STRIPING
28. NEW HIGHWAY PAINT YELLOW PAVEMENT MARKINGS (TYPICAL)
29. NEW LED SITE LIGHTS (TYPICAL 6 PLACES) - SEE PHOTOMETRIC PLAN
30. NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
31. NEW TRENCH DRAIN
32. NEW ROLLED CURB (TYPICAL)
33. NEW "EXIT" SIGN - REFERENCE ONLY UNDER SEPARATE PERMIT
34. SELECTIVE DEMOLITION OF EXISTING PAVING AND CURBS WITHIN LOWER 50' CONSTRUCTION PHASING. IN PLACE EXISTING LANDSCAPING AND IRRIGATION TO REMAIN.
35. EXISTING ELECTRICAL ENCLOSURE TO REMAIN. ADD BOLLARDS ADJACENT TO NEW QUEUING LANE.
36. EXISTING FIRE HYDRANT TO REMAIN
37. EXISTING MONUMENT SIGN TO REMAIN
38. EXISTING SITE LIGHT TO REMAIN
39. EXISTING ELECTRICAL VAULTS AND TRANSFORMER TO REMAIN
40. EXISTING RETAINING WALL TO REMAIN
41. REMOVE EXISTING MAIL BOXES ON SITE AND RELOCATE TO NEW LOCATION ADJACENT TO NEW WALK.
42. SAWCUT EXISTING CURB. TIE NEW CURB INTO REMAINING EXISTING CURB. DRILL AND DRYPACK #4 DOWEL.
43. PLANTER AREA FOR PLANTING AT GREEN SCREEN WALL TRELLISES
44. NEW 5" DIAMETER 5'-0" TALL CONCRETE FILLED PIPE BOLLARD WITH INTEGRALLY COLORED SAFETY YELLOW POLYETHYLENE PIPE SLEEVE PROTECTOR. MANUFACTURER: ENCORE COMPANY PRODUCTS INC. OR EQUIVALENT.

PARKING ANALYSIS

EXISTING 9'-0" X 18'-0" PARKING STALLS REMOVED	11 STALLS
NEW 9'-0" X 18'-0" PARKING STALLS PROVIDED	2 STALLS
NEW 11'-0" X 18'-0" VAN ACCESSIBLE ADA STALL	1 STALL
TOTAL PARKING STALLS	3 STALLS
NEW 12'-0" X 18'-0" VACUUM SPACES	2 SPACES
NEW 12'-0" X 18'-0" ADA ACCESSIBLE VACUUM SPACE	1 SPACES
NEW BIKE PARKING SPACES	5 SPACES
NEW LONG TERM BIKE PARKING SPACES	2 SPACES

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CRM Architects & Planners, Inc.
Carson Schres McMillen Architects & Planners, Inc.
1300 Island Avenue, San Diego, CA 92101
phone: (619) 231-1300

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #6-126
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

SITE PLAN

DATE DECEMBER 2022
CRM PROJECT # 2037

LICENSED ARCHITECT RICHARD L. CARSON NO. C-29480 REN. 11/30/23 STATE OF CALIFORNIA

PLANNING DOCUMENTS

A2.1

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exh Plan Sheet Set

EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	6	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle-Multi Trunk	15 gal.	Low
	8	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal.	Low
	1	Quercus ilex / Holly Oak	15 gal.	Low
	2	Quercus lobata / Valley Oak	15 gal.	Low

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	10	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita	5 gal.	Low
	82	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low
	44	Cistus x purpureus / Orchid Rockrose	5 gal.	Low
	169	Dietes x 'Nada alba' TM / Katrina African Iris	1 gal.	Low
	13	Lonicera fragrantissima subsp. standishii / Standish Honeysuckle	5 gal.	Moderate
	42	Muhlenbergia reverchonii 'PUND015' TM / Undaunted Ruby Muhly	1 gal.	Low
	72	Perovskia atriplicifolia 'Lacey' / Lacey Blue Russian Sage	1 gal.	Low
	71	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low
	140	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low

VINE / ESPALIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	9	Magnolia grandiflora 'Little Gem' Espalier / Dwarf Southern Magnolia	5 gal.	Moderate

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	204	Teucrium x lucidrys prostratum / Germander	1 gal.	Low	36" o.c.

EXISTING TREE TO REMAIN (TYP.)

EXISTING SHRUBS AND GROUNDCOVER TO REMAIN (TYP.)

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 2,709
Total Area	(A) 7,254
Average ETAF	(B / A) .37

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

Water Efficient Landscape Worksheet

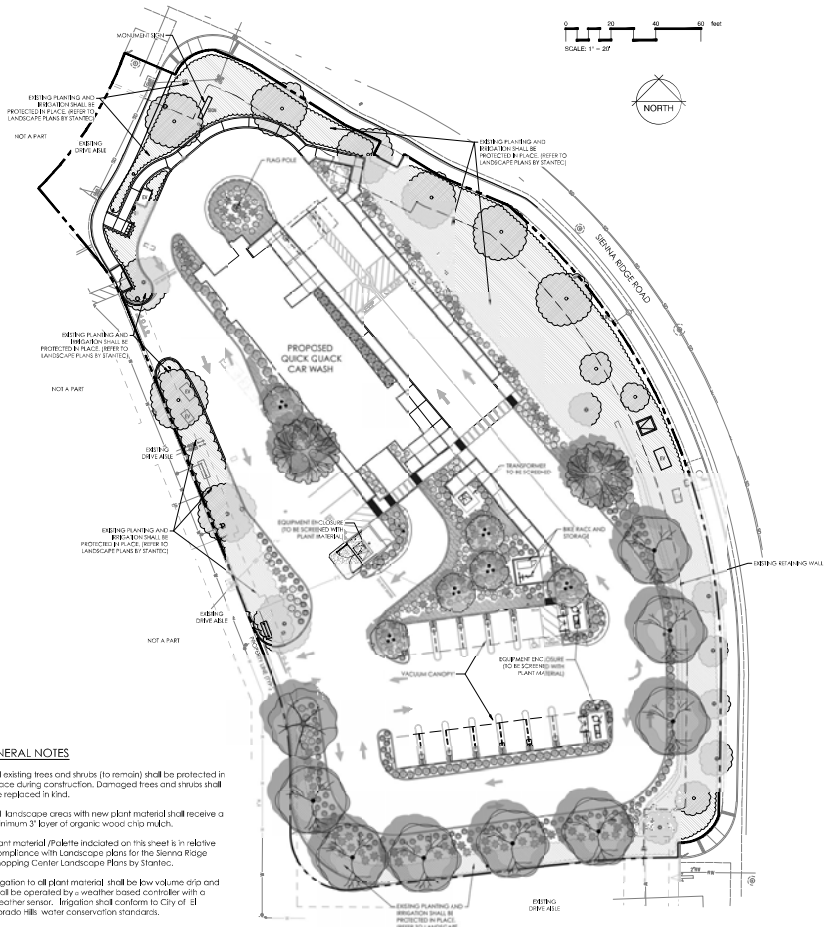
HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	RIP	.81	.37	7,154	2,647	77,626 GAL.
MEDIUM WATER USE PLANTS	.5	RIP	.81	.62	100	62	1,818 GAL.
				TOTALS	(A) 7,254	(B)2,709	
						ETWU Total	79,444 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (Eto) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(47.3) (.62) (.45 x 7,254) + (1-.45) X 0) =93,729 GALLONS

Estimated Total Water use (ETWU). ETWU= (Eto)(Conversion factor)(ETAF)(Area)
(47.3) (.62) (2,709) = 79,444 GALLONS

GENERAL NOTES

1. All existing trees and shrubs (to remain) shall be protected in place during construction. Damaged trees and shrubs shall be replaced in kind.
2. All landscape areas with new plant material shall receive a minimum 3" layer of organic wood chip mulch.
3. Plant material /Palette indicated on this sheet is in relative compliance with Landscape plans for the Sienna Ridge Shopping Center Landscape Plans by Stantec.
4. Irrigation to all plant material shall be low volume drip and shall be operated by a weather based controller with a weather sensor. Irrigation shall conform to City of El Dorado Hills water conservation standards.



CRM Architects & Planners, Inc.

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #0-126
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

LANDSCAPE PLAN

DATE: APRIL 2022
CRM PROJECT #: 2027

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-628-9990
Olivestreet@landscape.com
rocklin@westernlandscape.com

Rodney L. Scoccolini No. 4452 Exp. 06/30/24

PLANNING DOCUMENTS

A2.2

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

Photometric data for ALL fixture types are based upon another manufacturer's test data and as a result can not be verified by LSI Industries for this calculation.

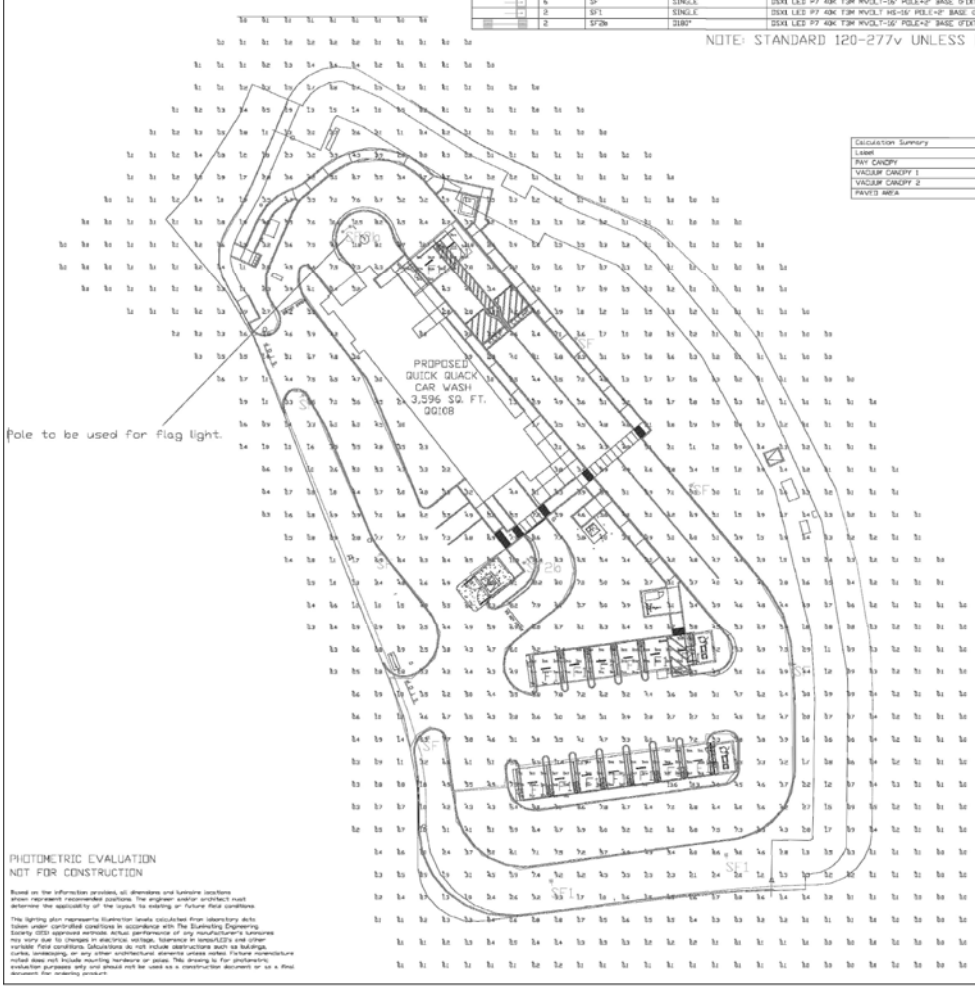
Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	19	F11	SINGLE	VT32064UNV50 (FIXTURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	6778	51.95
	6	SF	SINGLE	15X1 LED P7 40K T3M MVOLT-16' POLE+2' BASE (FIXTURE SUPPLIED BY H	1.000	1.000	1.000	20139	183
	2	SF1	SINGLE	15X1 LED P7 40K T3M MVOLT HS-16' POLE+2' BASE (FIXTURE SUPPLIED B	1.000	1.000	1.000	16303	183
	2	SF2W	SIDE*	15X1 LED P7 40K T3M MVOLT-16' POLE+2' BASE (FIXTURE SUPPLIED BY H	1.000	1.000	1.000	40278	366

NOTE: STANDARD 120-277v UNLESS OTHERWISE SPECIFIED.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAY CANOPY	Illuminance	Fc	18.29	27.0	9.6	1.91	2.81
VACUUM CANOPY 1	Illuminance	Fc	20.69	29.8	9.0	2.30	3.31
VACUUM CANOPY 2	Illuminance	Fc	19.95	28.5	10.0	2.00	2.85
PAVED AREA	Illuminance	Fc	3.56	17.7	1.0	3.56	17.70



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

1 PROPOSED PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'

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CRM Architects & Planners, Inc.
Carlson Schrier McMullin Architects and Planners, Inc.
1008 Sugarloaf Road Post Office Box 1270 Boulder Creek, CA 95006
phone: (831) 423-1300

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #6-126
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

PHOTOMETRIC
SITE PLAN

DATE: DECEMBER 2020
CRM PROJECT #: 2017

LICENSED ARCHITECT
BRUCE MICHAEL LARSEN
NO. C-29480
REN. 11/30/23
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A2.3

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

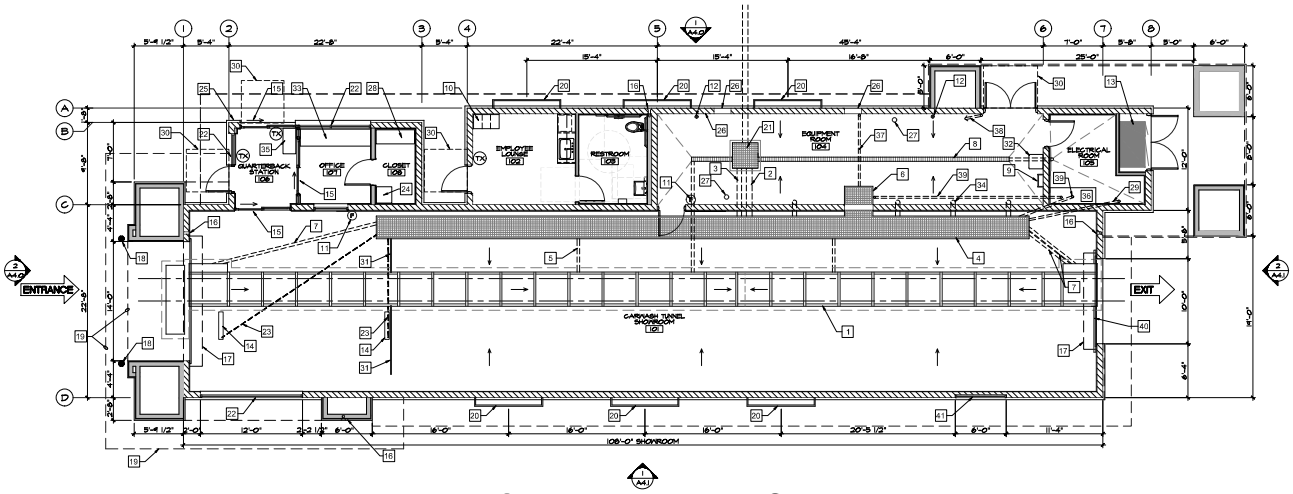
EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

KEYNOTES

1. CONVEYOR TRENCH. SLOPE AT ⅛" PER FOOT TO DRAIN.
2. 8" CONVEYOR TRENCH DRAIN PIPE.
3. 6" CONVEYOR TRENCH OVERFLOW.
4. UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.
5. 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES)
6. 5'-4" WIDE X 2'-3" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH
7. 4" PIPE CHASE FROM UTILITY TRENCH TO CONVEYOR TRENCH. (TYPICAL 3 PLACES)
8. TRENCH DRAIN.
9. ROOF ACCESS LADDER.
10. EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE) SEE DETAIL #3/A003 - CONTRACTOR SUPPLIED AND INSTALLED
11. WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC (TYPICAL 2 PLACES)
12. ROOF DRAIN LEADER (TYPICAL 2 PLACES)
13. ELECTRICAL SERVICE SWITCHGEAR
14. 3/4" RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES)
15. COMMERCIAL ALUMINUM SLIDING GLASS DOOR.
16. HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. SEE PLUMBING DRAWINGS (TYPICAL 4 PLACES)
17. COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)
18. 8" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)
19. LINE OF ROOF AND FACE OF WALL ABOVE SHOWN DASHED.
20. 8'-0" X 10'-0" WALL MOUNTED HSS GREEN SCREEN TRELLIS. MATCH EXISTING ON SITE.
21. 3'-0" X 3'-0" RECLAIM CLEAN-OUT
22. ALUMINUM STOREFRONT
23. 1/2" CONDUIT TO TIRE SWITCH TERMINATE AT END OF RECESS. CONDUIT TO GO UNDER CONVEYOR TRENCH (TYPICAL 2 PLACES)
24. WALL MOUNTED IT CABINET
25. KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
26. 24" WIDE X 16" HIGH AIR VENT - SEE EXTERIOR ELEVATIONS (TYP. 2 PLACES)
27. FLOOR DRAIN. (TYPICAL 2 PLACES)
28. CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 84" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE
29. 3" CHASE (NEXT TO CONTROL PANEL TO UTILITY TRENCH)
30. LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) - 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING
31. 3/4" x 1 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES)
32. CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION
33. 34" MAXIMUM A.F.F. COUNTER TOP.
34. 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 4 PLACES) VERIFY WITH OWNER FOR EXACT LOCATIONS)
35. CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET
36. 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL
37. 3" DIA. PVC CHASE FROM ACCESS OPENING TO FACE OF WALL
38. 1" DIA. PVC CHASE TO BUG JUICE CONTROL PANEL
39. 2 - 3" DIA. PVC CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD" TO EQUIPMENT TRENCH AND NEXT TO ACCESS OPENING
40. ⅜" X 2 ½" WIDE RECESS IN SLAB FOR DRAINAGE. EXTEND 1'-0" PAST OPENING
41. ALUMINUM STOREFRONT FAUX WINDOW IN WALL RECESS WITH SPANDREL GLASS.

NOTE:
ALL CONDUITS TO HAVE SWEEPS ONLY. 90 DEGREE CONDUIT/CHASE BENDS ARE NOT ALLOWED



1 PROPOSED CAR WASH FLOOR PLAN
SCALE: 3/16" = 1'-0"

REFERENCE NORTH

CRM Architects & Planners, Inc.
Carl R. Mayer, AIA
1300 Sunset Ranch Road / 201 Rocklin, CA 95765
phone: (916) 417-1308

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #6-126
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

FLOOR PLAN

DATE DECEMBER 2022
CRM PROJECT # 2037

LICENSED ARCHITECT
RICHARD MICHAEL LARSEN
NO. C-29480
REN. 11/30/23
STATE OF CALIFORNIA

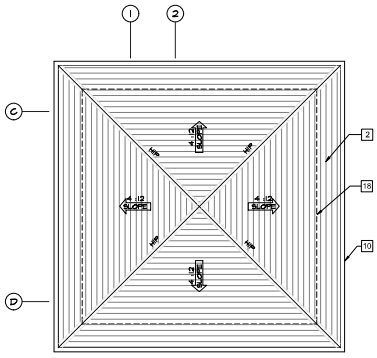
PLANNING DOCUMENTS

A3.0

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

EL DORADO COUNTY CALIFORNIA

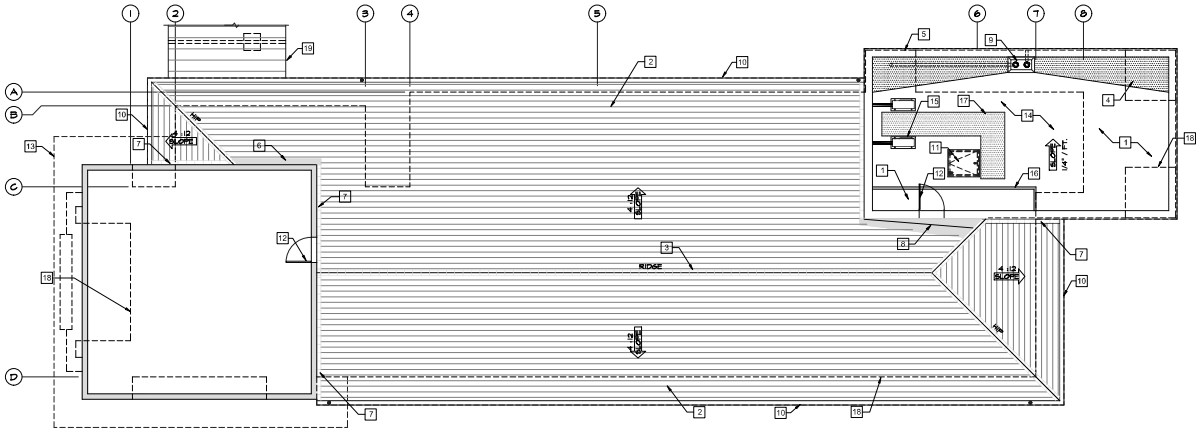
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



2 UPPER ROOF AT ENTRY TOWER
SCALE: 3/16" = 1'-0"

KEYNOTES

1. TPO MEMBRANE ROOFING
2. CONCRETE ROOF TILES, SEE BUILDING ELEVATIONS.
3. VENTED RIDGE
4. TAPERED R16ID INSULATION CRICKET WITH ½" ISOLATION BOARD.
5. 24 GAUGE GALVANIZED PARAPET CAP FLASHING. PREP AND PAINT PER SCHEDULE.
6. 24 GAUGE GALVANIZED COUNTERFLASHING.
7. 24 GAUGE GALVANIZED STEP FLASHING.
8. 24 GAUGE GALVANIZED DEAD VALLEY CRICKET.
9. ROOF DRAIN AND OVERFLOW IN RECESS. PLUMB TO FACE OF WALL.
10. ROOF EDGE FASCIA GUTTER.
11. ROOF ACCESS LADDER HATCH LOCATED IN LOWER ROOF.
12. 5'-0" SQUARE ATTIC SPACE ACCESS PANEL AT TOWER WALL.
13. OUTLINE OF UPPER ROOF AT ENTRY TOWER. SEE UPPER ROOF PLAN 2 ABOVE.
14. OPEN TO ROOF BELOW.
15. MECHANICAL UNITS TO BE CONCEALED FROM VIEW BY TOWER PARAPET WALL. REFRIGERANT LINE SET THROUGH PARAPET WALL TO FAN UNITS.
16. 24 GAUGE GALVANIZED DRIP EDGE FLASHING AT SHOWROOM ROOF EDGE.
17. WALK PAD OVERLAY
18. FACE OF WALL BELOW SHOWN DASHED.
19. PAY STATION CANOPY BELOW.
20. ENTRY TOWER WALL SHOWN IN SECTION.



1 PROPOSED CAR WASH ROOF PLAN
SCALE: 3/16" = 1'-0"

REFERENCE NORTH

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CRM Architects & Planners, Inc.
Carlberg Fisher Kohller Architects and Planners, Inc.
1000 Sunset Ranch Road / 230 Anderson Cal 95.96
phone: (916) 417-1300

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #6-128
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

ROOF PLAN

DATE DECEMBER 2022
CFM PROJECT # 2037

LICENSED ARCHITECT
RICHARD CARLBERG
NO. C-28480
REN. 11/30/23
STATE OF CALIFORNIA

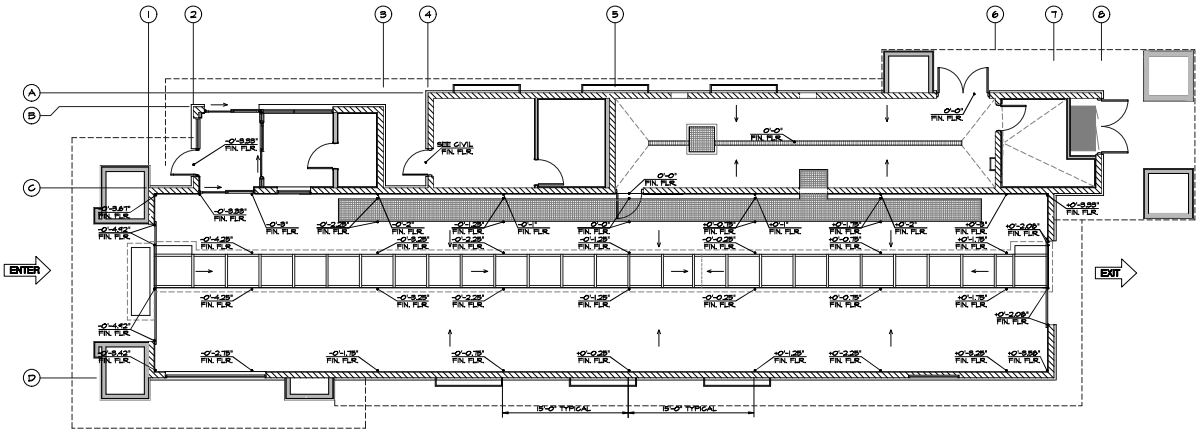
PLANNING DOCUMENTS

A3.1

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit Plan Sheet Set

EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



CAR WASH FINISH FLOOR ELEVATIONS
SCALE: 3/16" = 1'-0"

REFERENCE NORTH

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CRM Architects & Planners, Inc.
Carlberg Fisher Howlett Architects & Planners, Inc.
12000 Stockton Boulevard, Suite 200, Galt, CA 95632
phone: (916) 685-1300

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #6-128
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

FINISH FLOOR ELEVATIONS

DATE: DECEMBER 2022
CFH PROJECT #: 2007

LICENSED ARCHITECT
BRUCE MICHAEL LARSEN
NO. C-29480
REN. 11/30/23
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A3.2

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E, Site Plan Sheet Set

EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

1 SITE RENDERING 01
SCALE: N.T.S.

2 SITE RENDERING 02
SCALE: N.T.S.

Quick Quack CAR WASH

1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE #26-126
3379 BASS LAKE ROAD
EL DORADO HILLS, CA
EL DORADO COUNTY

REVISIONS
DATE DESCRIPTION

PERSPECTIVE DRAWINGS

DATE: 04/14/2023

CONSTRUCTION DOCUMENTS

A3.04

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

9 SITE RENDERING 03
SCALE: N.T.S.

4 SITE RENDERING 04
SCALE: N.T.S.

1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE #26-126
3379 BASS LAKE ROAD
EL DORADO HILLS, CA
EL DORADO COUNTY

REVISIONS
DATE DESCRIPTION

PERSPECTIVE DRAWINGS

DATE: 04/14/2023

CONSTRUCTION DOCUMENTS

A3.05

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E Site Plan Sheet Set

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

5 SITE RENDERING 05
SCALE: N.T.S.

6 SITE RENDERING 06
SCALE: N.T.S.

Quick Quack CAR WASH

1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE #26-126
3379 BASS LAKE ROAD
EL DORADO HILLS, CA
EL DORADO COUNTY

REVISIONS
DATE DESCRIPTION

PERSPECTIVE DRAWINGS

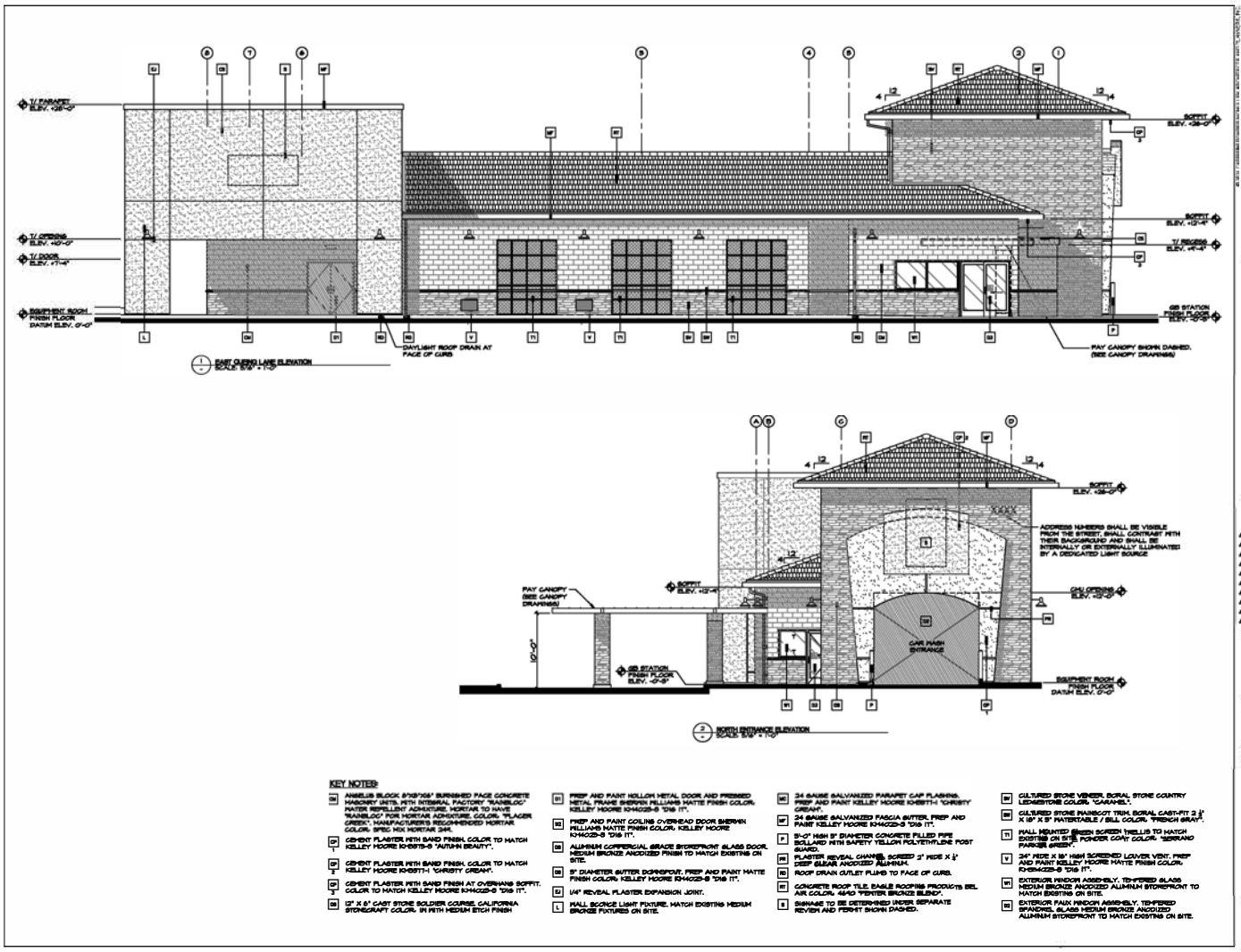
DATE: 04/14/2023

CONSTRUCTION DOCUMENTS

A3.06

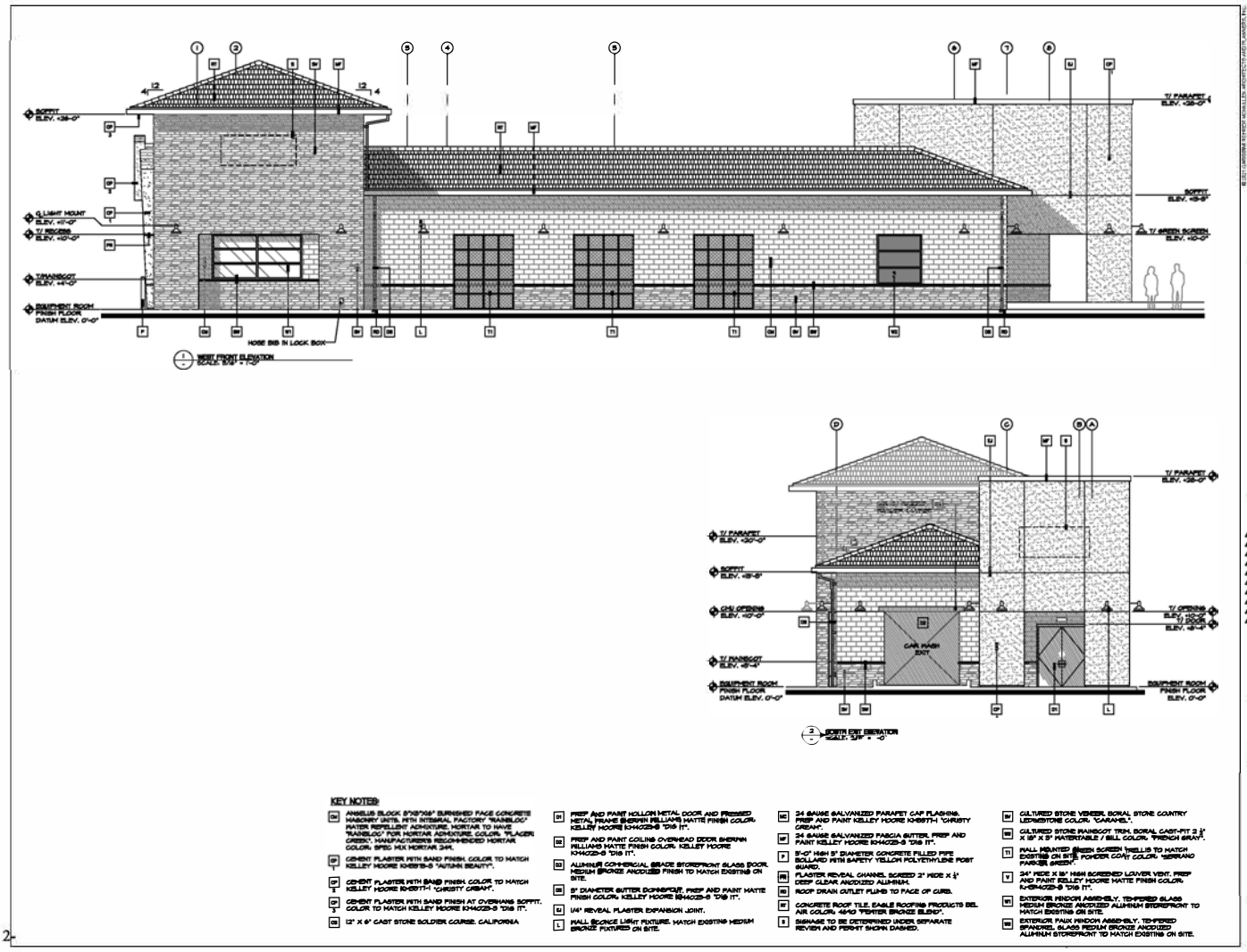
CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

EAST ELEVATION
3/16" = 1'-0"

NORTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

- CONCRETE ROOF TILE: EAGLE ROOFING PRODUCTS BEL-AIR COLOR: #4890 "PEWTER BRONZE BLEND"
- CULTURED STONE: BORAL STONELEDGESTONE COLOR: "CARAMEL COUNTRY"
- CONCRETE MASONRY: ANGELUS BLOCK BURNISHED FACE COLOR: "PLACER CREEK"
- CEMENT PLASTER: SAND FINISH COLOR: MATCH KELLEY MOORE KM3575-3 "AUTUMN BEAUTY"
- CEMENT PLASTER: SAND FINISH COLOR: MATCH KELLEY MOORE KM3577-1 "CHRISTY CREAM"
- CEMENT PLASTER UNDER EAVES: SAND FINISH AND PAINTED METAL DOORS: MATTED FINISH COLOR: KELLEY MOORE KM4023-3 "DIG IT"
- PAINTED METAL: MATTE FINISH COLOR: MATCH EXISTING ON SITE "SERRANO PARKER GREEN"
- BUILDING SIGNAGE TO BE DETERMINED SHOWN DASHED

CRM Architects & Planners, Inc.

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #40-126
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

COLORED BUILDING ELEVATIONS

DATE: DECEMBER 2020
CRM PROJECT #: 2017

LICENSED ARCHITECT
NO. C-29480
EXP. 11/30/23
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A4.2

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

WEST ELEVATION
3/16" = 1'-0"

SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

- CONCRETE ROOF TILE: EAGLE ROOFING PRODUCTS BEL-AIR COLOR: #4890 "PEWTER BRONZE BLEND"
- CULTURED STONE: BORAL STONELEDGESTONE COLOR: "CARAMEL COUNTRY"
- CONCRETE MASONRY: ANGELUS BLOCK BURNISHED FACE COLOR: "PLACER CREEK"
- CEMENT PLASTER: SAND FINISH COLOR: MATCH KELLEY MOORE KM3575-3 "AUTUMN BEAUTY"
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- CEMENT PLASTER UNDEREAVES: SAND FINISH AND PAINTED METAL DOORS: MATTE FINISH COLOR: KELLEY MOORE KM4023-3 "DIG IT"
- PAINTED METAL: MATTE FINISH COLOR: MATCH EXISTING ON SITE "SERRANO PARKER GREEN"
- SIGNAGE TO BE DETERMINED SHOWN DASHED

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CRM Architects & Planners, Inc.
Corporate Address: 24 Mallette Architects and Planners, Inc.
1000 Bangalo Beach Road, Suite 1, Bay Point, CA 94565
phone: (925) 473-2300

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #45-126
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

COLORED BUILDING ELEVATIONS

DATE: DOCUMENTS DON
CRM PROJECT #: 2007

LICENSED ARCHITECT
BRUCE MICHAEL LANDIS
NO. C-29480
REN. 11/30/23
STATE OF CALIFORNIA

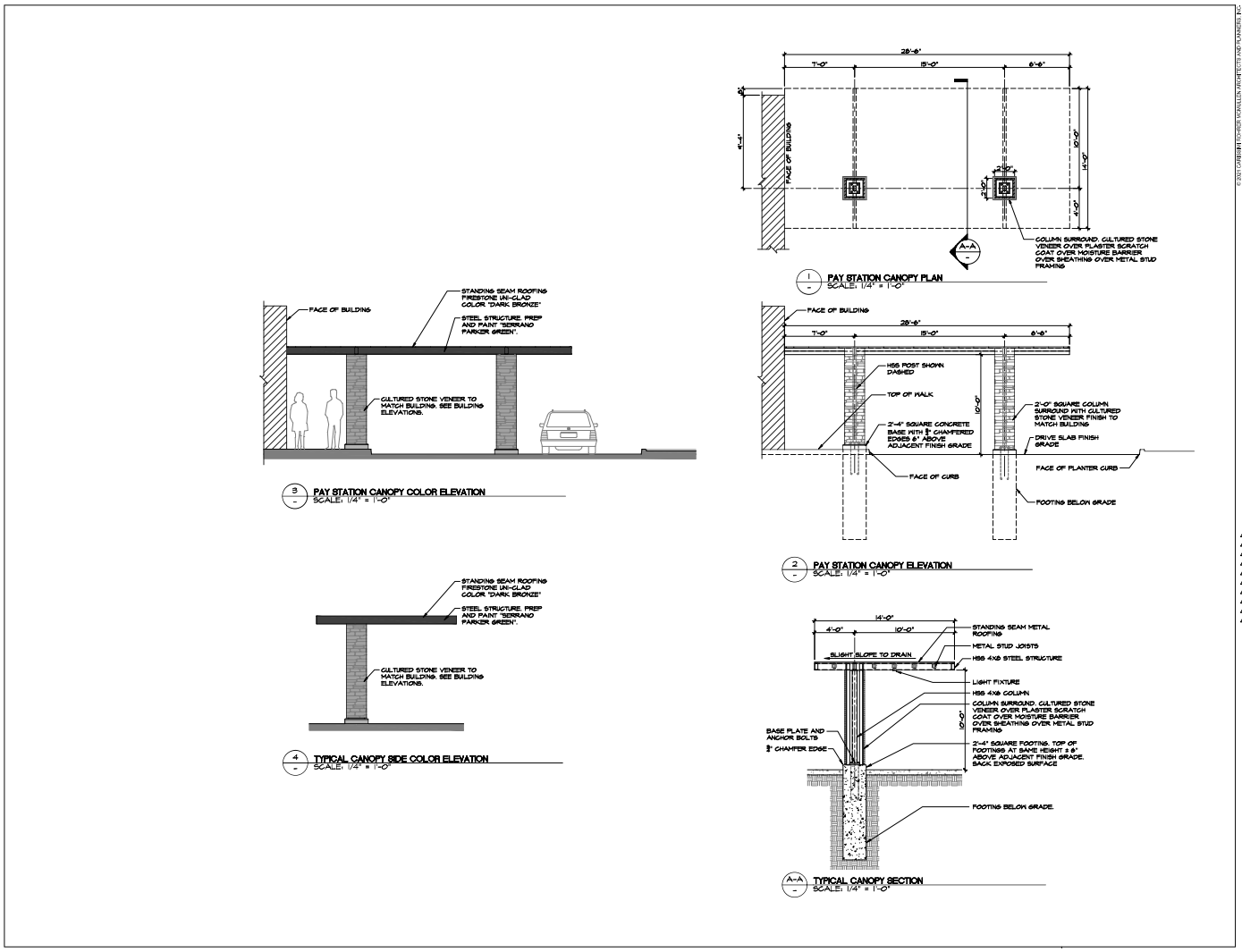
PLANNING DOCUMENTS

A4.3

CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

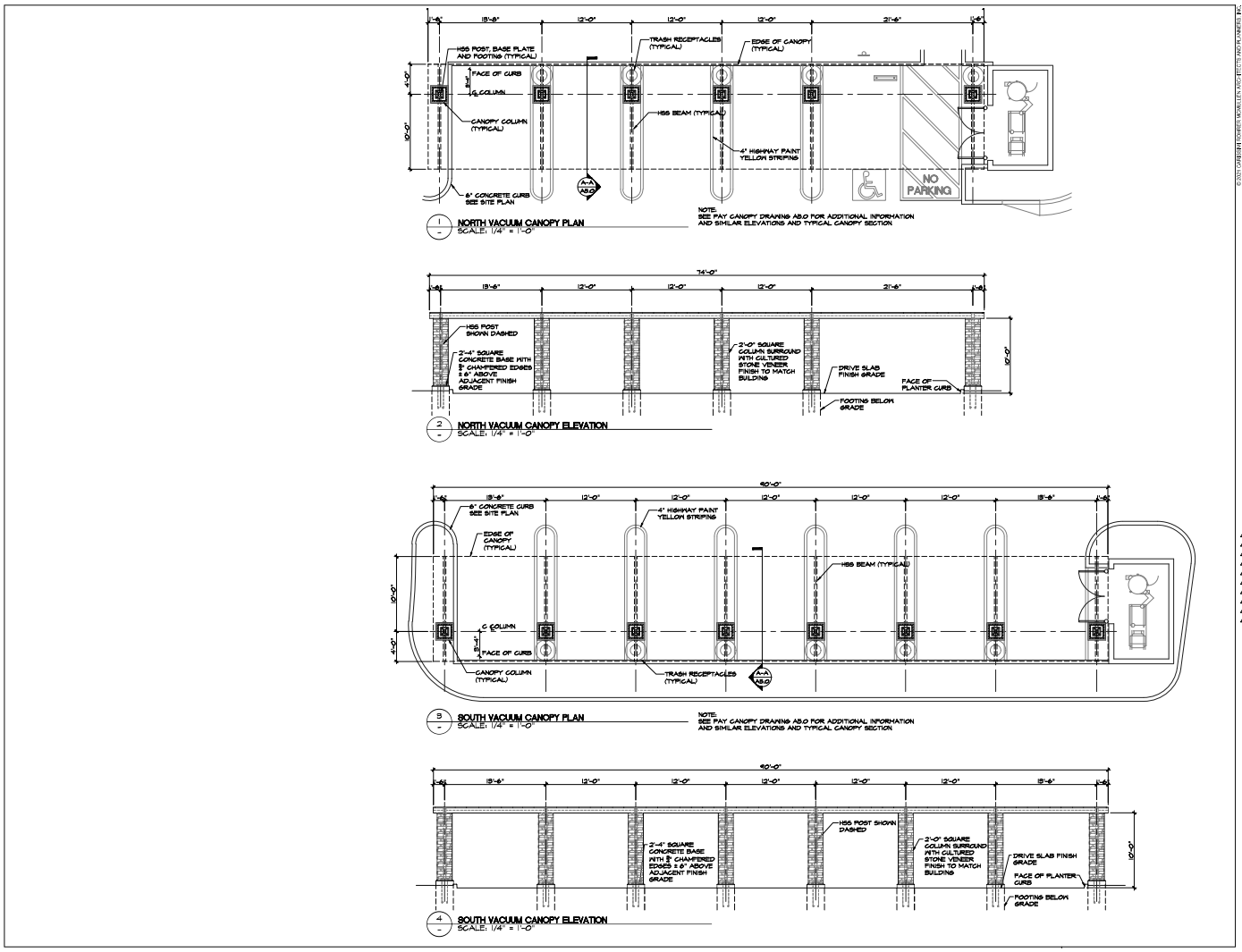
EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



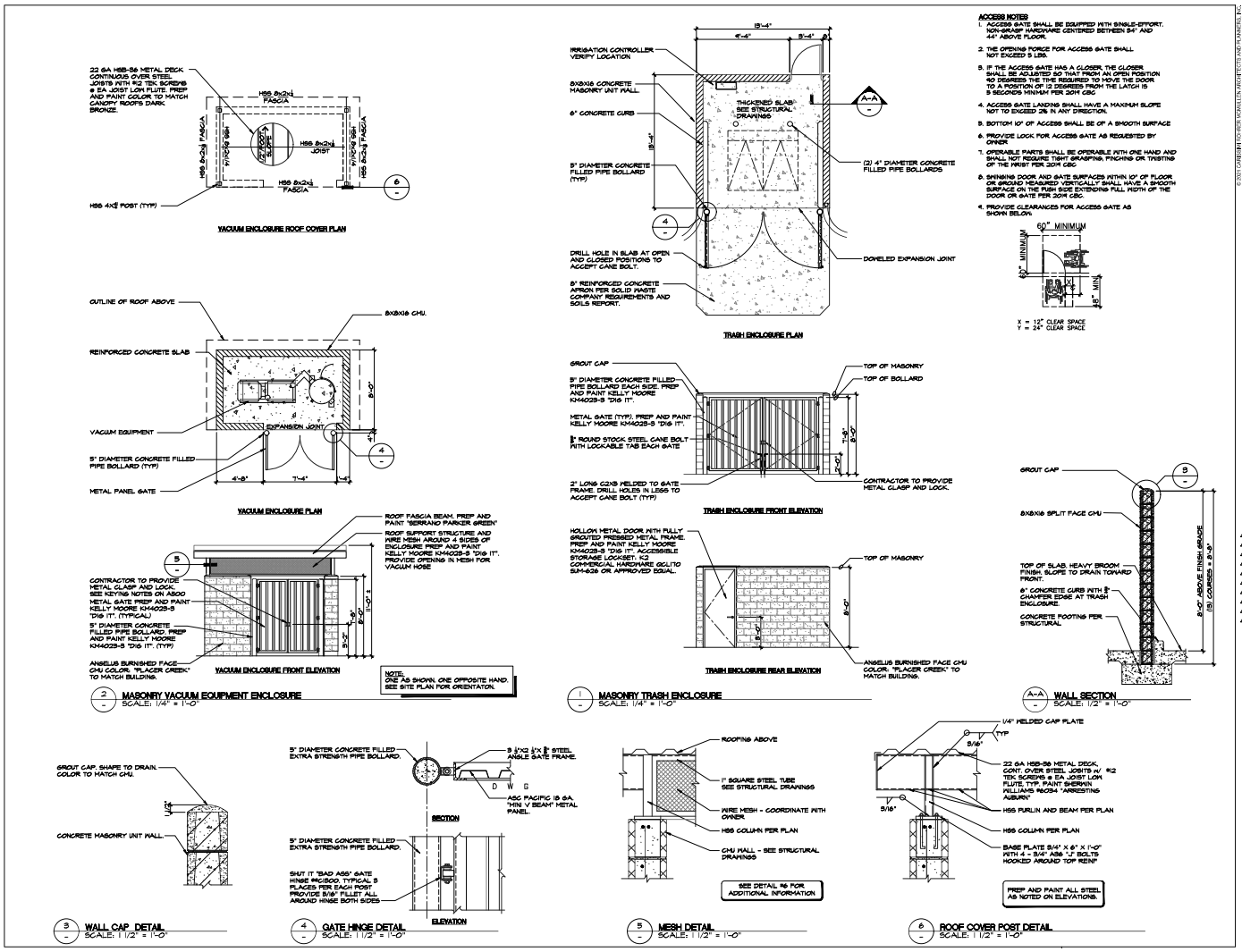
CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit Plan Sheet Set

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner



CRM Architects & Planners, Inc.

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION

QUICK QUACK CAR WASH
STORE #6-128
SIENNA RIDGE ROAD
EL DORADO HILLS, CA.

SITE ELEMENTS
ENCLOSURES

DATE DECEMBER 2022
CRM PROJECT # 2037

LICENSED ARCHITECT
NICK MICHAEL LARGENT
NO. C-29480
REN. 11/30/23
STATE OF CALIFORNIA

PLANNING DOCUMENTS

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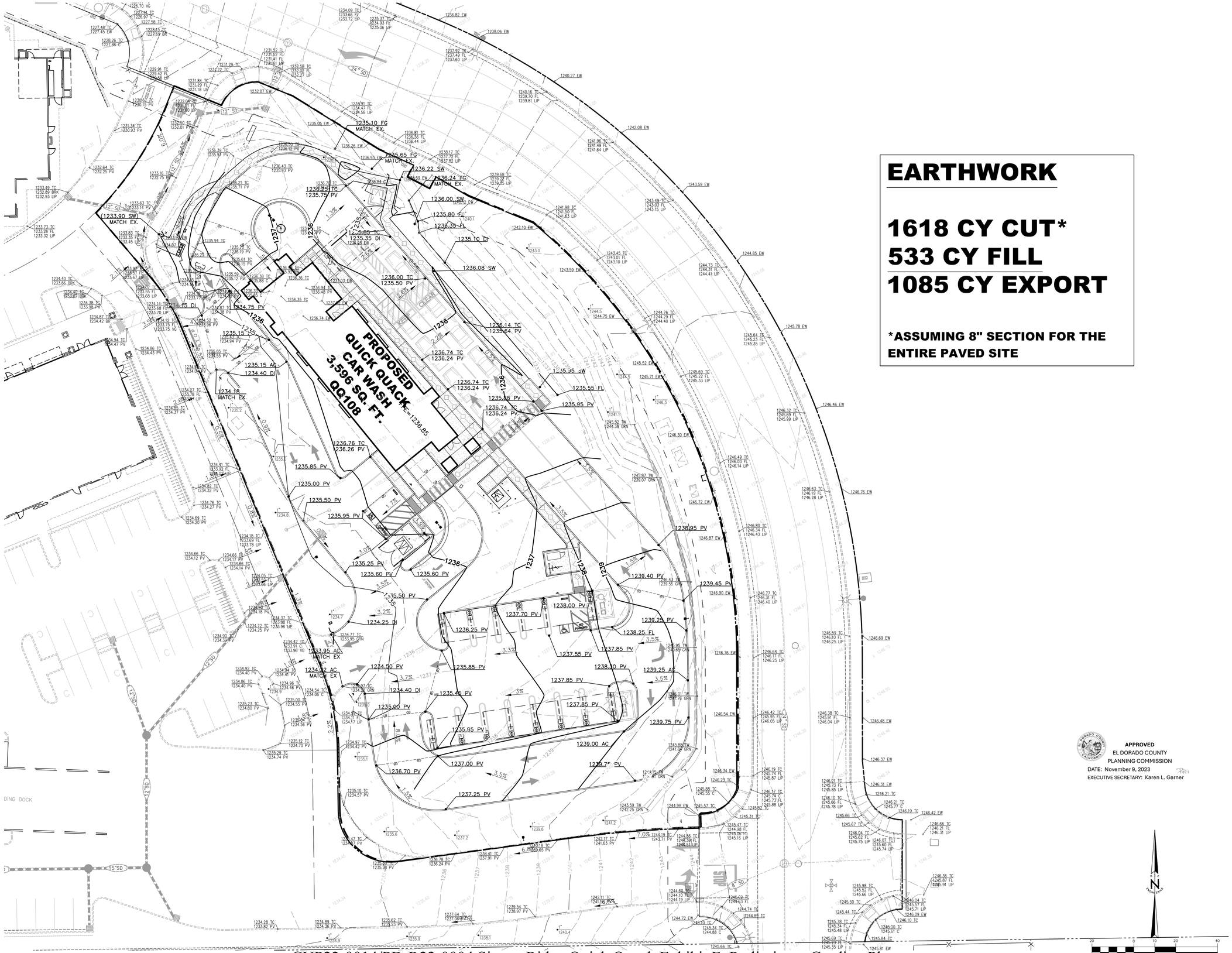
CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Exhibit E: Site Plan Sheet Set

EL DORADO COUNTY CALIFORNIA

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner


PROPOSED
QUICK QUACK
CAR WASH
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QQ108
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MATCH EX.
1235.65 FG
MATCH EX.
1236.24 FG
MATCH EX.
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